



The New Inn

Ystradfellte, Powys CF44 9JE

Tenure: Freehold

Price: £285,000

Ref: 95096

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Character cottage style pub in outstanding National Park location
- At the heart of busy tourist destination—'Waterfall Country'
- Lounge bar and first floor private dining
- Two separate trade gardens and use of village car park
- Three bedroom owners accommodation
- Currently closed

Location

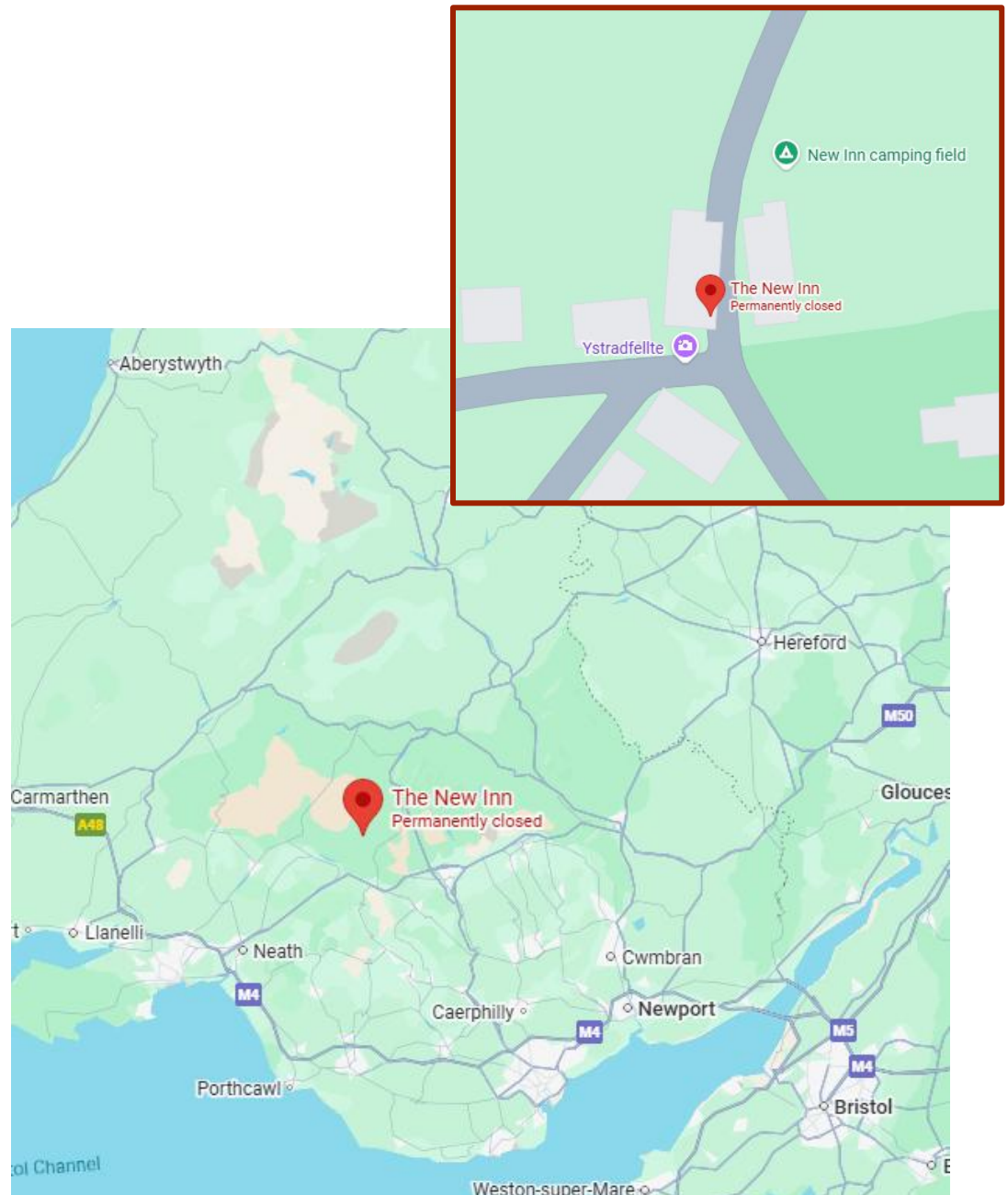
The New Inn is a character, cottage style public house in the village of Ystradfellte, on the south-westerly edge of the Brecon Beacons National Park, in the most beautiful and popular part of the Park. The pub sits at the heart of what is affectionately known as 'Waterfall Country'; there are a large number of waterfalls nearby and the famous 'Four Waterfalls Walk'. The area's natural beauty comes from the rivers Mellte, Hepste, Pyrddin and Nedd-fechan which wind their way down deep, tree-lined gorges over a series of dramatic waterfalls before joining together to form the River Neath.

The New Inn occupies a village centre location, opposite the church, surrounded by countryside and close to many natural attractions. The area is one of international importance and has been designated a special area of conservation and a site of special scientific interest. This results in a large number of visitors throughout the year, particularly during the warm summer months.

The Property

The property is detached, of stone construction with colourwashed elevations under a pitched slate roof. It offers trading areas over the ground and first floors, together with private accommodation. It also has the benefit of two outside trading areas and the use of the large village car park.

The sale offers the new owners a once in a generation opportunity as the business has been in the same family's hands since 1968. Originally operated as a tenancy, the freehold was later purchased, and most recently it has been let as an investment to a tenant, prior to closing. It has only now become available due to the family's wish to retire from the trade.





Trade Areas

Character LOUNGE BAR seating 32. Part carpet and flagstone floor and exposed stone walls. Two feature fireplaces with solid fuel burners. SERVERY.

On level CELLAR, STORE and CATERING KITCHEN. Unisex TOILET.

At first floor is the SNUG/MEETING ROOM which can comfortably accommodate up to 15 people.

Owners' Accommodation

Comprising THREE BEDROOMS, LOUNGE, KITCHENETTE and BATHROOM.

External

To the rear is the character TRADE GARDEN, on stepped levels with stone flooring, and with covered seating for 30. To the front is a small, draw-on CAR PARK for one vehicle but this is generally used for seating, having two benches.

Adjacent to the property, and adjoining the village car park, is a trade garden with seating for a further 36. Note: The public house does not have its own car park but does have shared use of the large, tarmacadam village car park.

The freeholders own the field adjoining the public house and would be interested in talking to the new owners about the potential lease or sale of a small element of the field, if the purchasers felt it would be beneficial to increase the size of the trade garden adjoining the public house.

The Business

The business has traditionally operated as a village pub and dining venue to the local population and the huge number of visitors taking advantage of the outstanding, natural scenery within the Brecon Beacons National Park, particularly those visiting 'Waterfall Country'.

The business has been in the same family's ownership since 1968 but more recently let to a third party, prior to closing. The tenant's sales figures for the year ended 30 September 2023 have been published at £274,039, exclusive of VAT, working on a gross profit of some 55.7%. Previously, the owners have worked closely with the pub tenants in relation to their bunkhouse and campsite, which is opposite the public house.

The owners are very interested in discussing potential business opportunities with the new owners of The New Inn.

Tenure & Price

FREEHOLD £285,000 to include the fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol - Monday to Sunday: 11:00 - 00:00

Services

Mains electricity and water

On site septic tank drainage

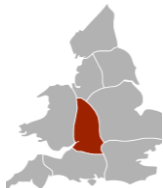
LPG gas for cooking and heating.

Local Authority: Powys County Council

Rateable Value 1/4/23 - £6,500







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